

Applicant Details

Applicant Details	
Name	WA Sewage Pty Ltd
Registered Office (if a Corporation)	219 Midland Road HAZELMERE WA 6055
Principal Place of Business (if different from Registered Office)	As above

Contact Details	
Primary Contact Name	Mr Joe Gangemi
Mail Address	219 Midland Road HAZELMERE WA 6055
Email	Joe@ggcorp.com.au
Telephone	08 9250 2398
Mobile	0417 913 178
Fax	08 9250 2236

Company Structure	
ABN or ACN	25 158 254 454
Legal Nature of applicant	WA Sewage Pty Ltd
Place of Incorporation	Western Australia
Company Directors or Principals	Joe Gangemi Paul Savage
Entity's Core business profile	Owner/Operator Waste Water Treatment Plant

Associated and/or Controlled entities	Bronzewing Investments & Paul Savage are shareholders

Electricity Licences

Classification of the Electricity Licence Application		
Type of Licence Application	Generation <input type="checkbox"/> Transmission <input type="checkbox"/> Distribution <input type="checkbox"/> Retail <input type="checkbox"/> Integrated Regional <input type="checkbox"/>	
For Generation and Integrated Regional Licences	Installed Capacity	_____ megawatts
For Transmission and Integrated Regional Licences	Transmission System Length N/A	_____ kilometres
For Distribution and Integrated Regional Licences	Distribution System Length	_____ kilometres
For Retail and Integrated Regional Licences	Number of large use customers	_____
For Retail and Integrated Regional Licences	Number of small use customers	_____

Gas Licences

Classification of the Gas Licence Application		
Type of Licence Application	Distribution <input type="checkbox"/> Trading <input type="checkbox"/>	
For Distribution Licences	Distribution System Length N/A	_____ kilometres
For Trading Licences	Number of small use customers	_____

Water Licence(s)

Classification of the Water Operating Licence Application		
Type of Licence Application	Water Supply (Potable) <input type="checkbox"/> Water Supply (Non-Potable) <input checked="" type="checkbox"/> Drainage Services <input type="checkbox"/> Irrigation Services <input type="checkbox"/> Sewerage Services <input checked="" type="checkbox"/>	
For all Water Services Operating Licence Classifications	Water System Length	500 metres metres/kilometres (delete as applicable)
For all Water Operating Licence Classifications	Number of standard agreement customers	1 _____
For all Water Operating Licence Classifications	Number of non - standard agreement customers	Nil _____

Summary Description of Licence Activity

Corporate Structure	
Brief description of the applicant's structure and key organisational relationships	<p>WA Sewage is a joint venture between Aquasol (Water Treatment Company) and G&G Corp (Development Company) to provide Water Treatment Solutions to an area where sewerage connection is not yet available.</p> <p>Paul Savage is the Managing Director of Aquasol.</p> <p>Joe Gangemi and Tony Gangemi are Directors of G & G Corp.</p>
Services/service model	
Brief description of service(s) or service model intended	<p>Project proposed for WA Sewage is to treat grey and black water from a Lifestyle Village in Hazelmere that will contain when fully developed some 610 equivalent people. The licensed area involves two lots owned by Bronzewing Investments Pty Ltd.</p> <p>The second phase of the project is to offer sewage treatment services to neighbouring properties. The Hazelmere locality is not connected to deep sewer and sewerage connection will not be available in the area for another 30 or 40 years.</p>
Service infrastructure/works	
Brief description of service infrastructure/works	<p>WA Sewage proposes to construct a complete water treatment/ recycling scheme which include the operation of a waste water treatment plant (WWTP) and associated infrastructure to distribute recycled water for irrigation.</p> <ul style="list-style-type: none"> - A waste water collection system discharging into two pumping stations which then will pump the sewage into the Waste Water Treatment Plant. - A WWTP to conduct primary treatment, biological secondary treatment, filtration and disinfection. - A treated water irrigation system for distributing the water to the surrounding green areas.
Other regulatory approvals	
Provide summary information on status of other essential regulatory approvals required	<p>WA Sewage has submitted an Application for Works Approval to the Department of Environment and Conservation (DEC). And separately submitted an Application for Recycled Water Quality Management Plan associated with waste water treatment and recycling system to the Department of Health (DOH) for approval.</p> <p>To date, DEC have assessed the application and have identified some issues which WA Sewage is addressing. The issues are not major and can be overcome with additional supporting information to be provided back to DEC. Our environmental consultants are currently working through those issues and will be able to provide the additional information to DEC within the next four weeks.</p> <p>In relation to feedback from DOH, WA sewage have yet to receive any formal feedback from DOH. WA Sewage hope to receive DOH's feedback as soon as possible. The application has been prepared in consultation and input from DOH previously.</p> <p>The decisions of both DEC and DOH can be provided as soon as they are at hand.</p>

Areas to be covered by the licence

Designated area of the Licence Application																	
Electricity licence Area(s) and/or address to be covered by this licence.	Licence Area name: <u>N/A</u> Address/location: _____																
Gas Supply Area(s) to be covered by this licence	<table> <tr> <td>1 Kimberley</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>2 Pilbara</td> <td><input type="checkbox"/></td> </tr> <tr> <td>3 Gascoyne</td> <td><input type="checkbox"/></td> </tr> <tr> <td>4 Mid-West</td> <td><input type="checkbox"/></td> </tr> <tr> <td>5 Wheatbelt</td> <td><input type="checkbox"/></td> </tr> <tr> <td>6 Goldfields-Esperance</td> <td><input type="checkbox"/></td> </tr> <tr> <td>7 Great Southern</td> <td><input type="checkbox"/></td> </tr> <tr> <td>8 Coastal</td> <td><input type="checkbox"/></td> </tr> </table>	1 Kimberley	<input checked="" type="checkbox"/>	2 Pilbara	<input type="checkbox"/>	3 Gascoyne	<input type="checkbox"/>	4 Mid-West	<input type="checkbox"/>	5 Wheatbelt	<input type="checkbox"/>	6 Goldfields-Esperance	<input type="checkbox"/>	7 Great Southern	<input type="checkbox"/>	8 Coastal	<input type="checkbox"/>
1 Kimberley	<input checked="" type="checkbox"/>																
2 Pilbara	<input type="checkbox"/>																
3 Gascoyne	<input type="checkbox"/>																
4 Mid-West	<input type="checkbox"/>																
5 Wheatbelt	<input type="checkbox"/>																
6 Goldfields-Esperance	<input type="checkbox"/>																
7 Great Southern	<input type="checkbox"/>																
8 Coastal	<input type="checkbox"/>																
Water Services Operating Area(s) and/or address to be covered by this licence.	Operating Area name: <u>Perth Metropolitan & WA Regional Areas</u> Address/location: <u>Lots 97 & 500 Midland Road, Hazelmere</u>																


Certification – Acknowledgement of Commitment

I declare that the information provided in this application is correct to the best of my knowledge and I am aware of the requirements under the Act for the licence being applied for and that I have the authority to make this application on behalf of the above entity.

Signed by or on behalf of the applicant⁷.

Name: Joe Gangemi

Position: Director

Signed: 

Date: 2/7/12

⁷ If signed on behalf of the applicant, please attach the relevant authority to bind the applicant.

**ECONOMIC REGULATION
AUTHORITY (ERA)**

**WATER LICENCE APPLICATION
FORM**

WA Sewage

**Waste Water Treatment &
Recycling System**

Table of Contents

Confidential Information

About the proponents

Application Summary

Corporate Information

Financial Information

Technical Information

Public Interest Information

Conclusion

Appendices

Confidential Information

Appendix D - Financial statements WA Sewage Pty Ltd

Appendix E - Statement of Assets and Liabilities Gangemi Group and Savage Group

Appendix I – Paxon Group Financial Assessment

WATER LICENCE:

About Bronzewing Investments Pty Ltd

[REDACTED]

[REDACTED]

[REDACTED]

About Aquasol

Aquasol was established in 1996 to supply a much needed service in the water and waste treatment industry. Initially a water management consulting company, Aquasol has specialised and expanded into the design and construction of Water, Treatment Plants and supply and manufacture of associated chemicals and consumables.

With 30 local staff based in Western Australia and Agents/Staff in VIC, SYD, QLD, Chile, USA and Indonesia we are expanding globally to fill a niche market offering our clients a complete package approach to water treatment solutions.

Our strategy of providing Concept to Completion service has enabled us to build relationships with our clients that have ensured our growth and capabilities.

Information Required for a Licence Application under Section 5 of Electricity, Gas and Water Licences: Application Guideline and Forms

1. APPLICATION SUMMARY

Bronzewing Investments Pty Ltd oversee the design, development and governance of caravan parks and residential villages called lifestyle villages.

Bronzewing has received development approval for 130 park homes, a clubhouse and associated village facilities.

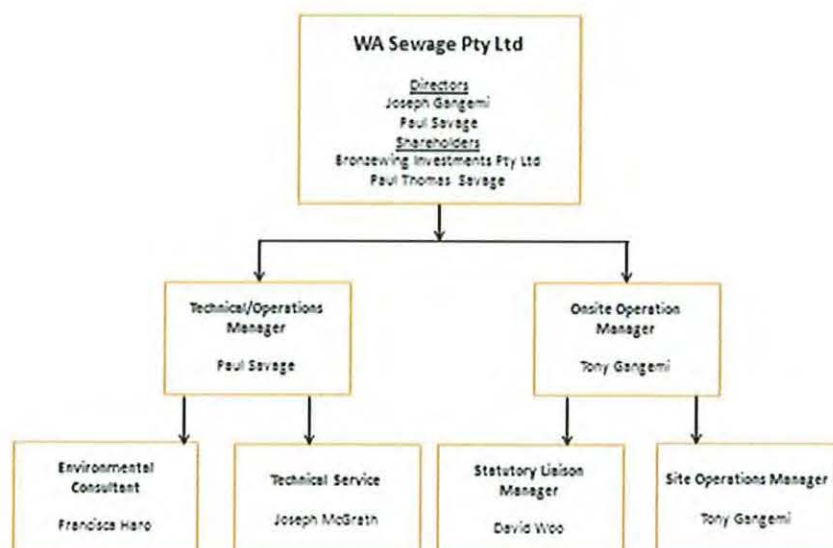
The Hazelmere site encompasses the existing Banksia Tourist Park and the approved lifestyle village for 130 park homes. The Hazelmere site currently has no sewer services available. The existing Banksia Tourist Park is serviced by an existing open pond aerobic waste treatment system previously approved by the City of Swan and the Department of Health.

Connection to the municipal sewer network is not feasible and will financially jeopardise the development. WA Sewage wishes to provide sewerage services to both the existing caravan park/lifestyle village at Lot 500 Midland Road Hazelmere and the proposed lifestyle village located at Lot 97 Adelaide Street Hazelmere. The proposal includes the operation of a Wastewater Treatment Plant and associated infrastructure, to service up to 400 park homes.

WA Sewage will own and operate the Wastewater Treatment Plant and principally provide sewer services to Bronzewing for their Lots 500 and 97 described above.

1.1 Applicant's Structure and Key Organisational Relationships.

WA Sewage is a joint venture between Aquasol (Waste Water Treatment Company) and Bronzewing Investments Pty Ltd (Investment Company), to provide Water Treatment Solutions to an area where sewer connection is not yet available. The following diagram outlines the organisational relationships and key personnel.



1.2 Description of Service

WA Sewage proposes to construct a complete water treatment/recycling scheme, which includes the operation of a Wastewater Treatment Plant and associated infrastructure to service a lifestyle village of upto 380 park homes and village facilities. The treated water will be recycled for irrigation. WA sewage will service one (1) customer being Freedom Lifestyle Village. The total length of the proposed sewerage scheme is 1000 metres.

The Hazelmere site involves two properties being Lots 97 (the proposed lifestyle village) and Lot 500 (existing caravan park/lifestyle village known as Banksia Tourist Park) both owned by Bronzewing Investments Pty Ltd. [REDACTED]

[REDACTED] It is to be noted that this Application currently seeks approval for provision of sewer services in relation to Lots 97 and 500 only.

[REDACTED]

The scheme proposed by WA Sewage includes:

- A waste water collection system discharging into two pumping stations which will then pump the sewage into the Waste Water Treatment Plant (WWTP).
- A WWTP to conduct primary treatment, biological secondary treatment, filtration and disinfection.
- A treated water irrigation system for distributing the water to the surrounding green areas.

1.3 Description of Service Infrastructure.

The Waste Water Treatment and Irrigation Plant will be constructed on Lot 500 together with all associated infrastructure required for treatment on site.

The site is located on Midland Road, Hazelmere encompassing two (2) lots with similar site characteristics.

Lot 500: contains the existing Banksia Tourist Park at 219 Midland Road Hazelmere. The park comprises 184 caravan park sites capable of accommodating 250 park homes.

Lot 97: development approval has been received for 130 park homes with a clubhouse and associated facilities.

[REDACTED] to facilitate a loading/unloading area and the treatment system. Tanks and equipment used will be:

- Shed 18m x 6m

- Anaerobic tank 1

- 2 x Aerobic tank 2 & 3
- Sludge tank 5
- Holding tank 7
- 4 x 750mm filters
- Chemicals around 1000x1000mm.
- Membrane filtration
- Facultative / Clarifier tank 4
- Polish tank 6
- Irrigation tanks 8
- Electrical box 500x500x
- Belt press

The Irrigation System's pipeline will run out from the plant to the irrigation areas.

1.4 Information on the Status of Other Essential Regulatory Approvals Required.

WA Sewage representatives have been working with a number of government agencies since August 2011. Detailed proposal has been prepared and submitted to those agencies in accordance with their guidelines and stringent requirements. Those regulatory authorities include:

City of Swan:	Application submitted and the City has provided its advice to the Department of Health.
Department of Environment Conservation:	Application submitted and assessment is in progress.
Department of Health:	Application submitted and assessment is in progress.

1.5 Description of Any Public Consultation or Stakeholder Engagement Processes Undertaken Concerning the Licence Project.

Public Consultation

As the properties are located in the City of Swan, the City sought comments from a number of government agencies including the Shire of Kalamunda given that the properties adjoin that local authority's shire boundary.

The proposal was also advertised to adjoining and nearby residents located within a radius of 200 meters of the subject lot. At the end of the advertising period four submissions were received, of which three submissions supported and one respondent objected to the proposed development. The objector represents Associated Mission Churches of Australia located on lot 50 (No.189) Midland Road and the concern of the objector is that the development of a portion of Lot 6 for caravan parks is likely to impact on the land use feasibility of the church site in the future. Lot 6 is no longer part of the lifestyle village development and the objector's property no longer adjoins the development.

Comments During City of Swan Consultation

Shire of Kalamunda:

The Shire of Kalamunda had no objection to the proposal and provided its comments back to the City of Swan that the following matters be considered:

- Upgrading of Adelaide Street and intersection treatments to Midland Road. This would require liaison with the Shire's Engineering services.
- Potential sources of nuisance, including noise and light emissions.
- Signage and necessity to contract the Shire if located in the municipality.

WA Sewage noted the issues raised by the Shire and will ensure those issues are satisfactorily addressed to the Kalamunda Shire's satisfaction. The City of Swan on receipt of comments from the Shire of Kalamunda was satisfied that the issues raised can be addressed during construction stage.

Water Corporation:

The Water Corporation has no objection to the proposed development; however, has offered the following comments:

- Lot 97 is remote from wastewater gravity disposal system.
- Lot 97 does not front a road containing a water main and will require a water main extension in Adelaide Street from Midland Road.
- Lot 97 may be able to get a water supply via Lot 6; however, if Lot 6 is split it will require a water service from a water main extension from Midland Road. The servicing issue will require addressing before the Water Corporation can process any building plans.

WA Sewage noted the issues raised and will ensure they are satisfactorily addressed in consultation with the Water Corporation.

Main Roads WA:

The proposal is acceptable to Main Roads subject to the following conditions being imposed:

- No earthworks shall encroach onto the Roe Highway road reserve.
- No stormwater drainage shall be discharged onto the Roe Highway reserve.

- The applicant shall make good any damage to the existing verge vegetation within the Roe Highway reservation.
- No vehicle access shall be permitted to or from Roe Highway reserve.
- The applicant is required to undertake a noise study to demonstrate that planning and design for residential or other noise sensitive buildings are such that external levels of road traffic noise will not exceed Leq day of 60bd (A) or Leq Night of 55db (A) or to demonstrate that building design is such that internal levels of road traffic noise will comply with values listed in Australian Standard 2107 – Acoustics – Recommended design sound level and reverberation time for building interiors.

WA Sewage noted the issues identified by Main Roads and will ensure they are satisfactorily addressed in consultation with that authority. In relation to noise issue, a noise impact assessment has been carried out by Herring Storer Acoustics Consultant and it concluded that the noise level is well below the standard prescribed by Main Roads and noise amelioration measures are not required.

Adjoining Landowners

Owner of Lot 6 Midland Road Hazelmere

Mrs Janice Franz the owner of Lot 6 Midland Road supports the development of the lifestyle village. Please refer to the attached letter of support contained within **Appendix A**. Further it is important to note that the zoning of Lot 6 is Rural - Additional Use (Caravan Park).

[REDACTED]

Conclusion of Public Consultation

The proposal to establish 130 park homes and associated facilities on lot 97 is considered acceptable from a planning point of view. It is considered to provide affordable and appropriate housing options for aged population. The site is located with close proximity to service and facilities.

The objector's concern is considered not relevant to the application as it refers to Lot 6 Midland Road, which is not part of this application.

In light of the above, the approval of the proposal on lot 97 is not considered to have an adverse impact on the amenity and rural character of the area. The site is already designated by the Scheme for Caravan Parks (Park Home Park). Accordingly, The City of Swan recommended approval to the Western Australian Planning Commission (WAPC). In November 2009, the WAPC granted approval for the proposed development, subject to standard conditions. A copy of the WAPC approval is attached as **Appendix A**.

2. CORPORATE INFORMATION

2.1 Identity of Applicant

Entity Details

WA Sewage Pty Ltd A.C.N. 158 254 454
A.B.N. 25 158 254 454
219 Midland Road Hazelmere WA 6055
Business Name and number WA Sewage (11902462)

2.2 Address and Contact Details of Entity.

Address: "WA Sewage" 219 Midland Road Hazelmere WA 6055

Primary Contact Person:

Francisca Haro (08) 9248 7533
f.haro@aquasol.com.au

Joseph Gangemi 0417913178
joe@ggcorp.com.au

Contact details of companies associated:

Bronzewing Investments Pty Ltd

Telephone – (08) 92502398
Facsimile – (08) 92502236
219 Midland Road Hazelmere WA 6055
Joe Gangemi 0417913178 & joe@ggcorp.com.au
Tony Gangemi 0408952200 & tony@ggcorp.com.au

G & G Corp Pty Ltd

Telephone – (08) 92502398
Facsimile – (08) 92502236
219 Midland Road Hazelmere WA 6055
Joe Gangemi 0417913178 & joe@ggcorp.com.au
David Woo 0459783743 & david@ggcorp.com.au

Aquasol

Telephone – (08) 92487533
Facsimile – (08) 92093975
82-84 Beringarra Avenue Malaga WA 6090
Paul Savage 0418874578 & paul.savage@aquasol.com.au

2.3 Company Structure and Proportions of Equity Held by Individuals Involved.

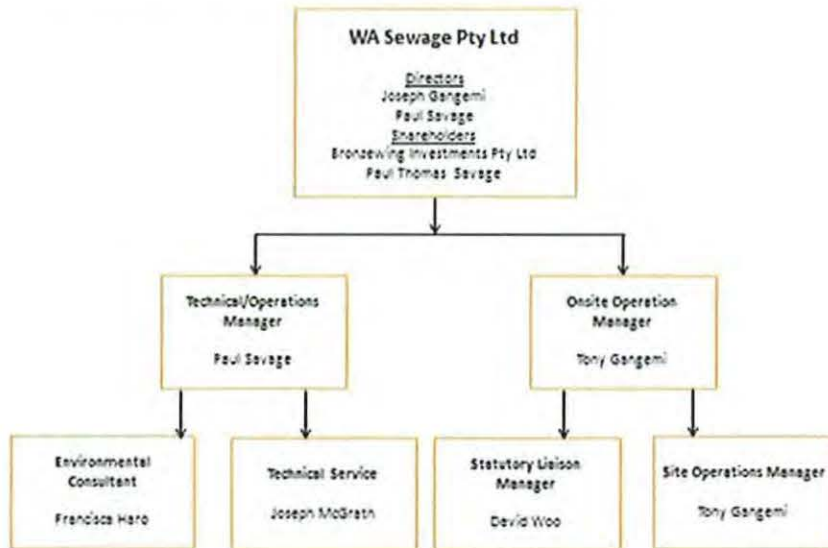
The legal structure for WA Sewage is proposed as a Proprietary Limited Company with shareholding held equally between Bronzewing Investments Pty Ltd and Paul Thomas Savage. The respective nominees of each Shareholder are Joseph Gangemi and Paul Thomas Savage. These two representatives will manage WA Sewage Pty Ltd as its company Directors.

2.4 Relevant Articles of Association and Company Registration Details for the Applicant and Any Associated or Controlled Entities.

Refer to Appendix B

2.5 A list of all company directors or principals of the applicant.

WA Sewage Pty Ltd:



Directors

Joe Gangemi 0417913178 & joe@ggcorp.com.au

Paul Savage 0418874578 & paul.savage@aquasol.com.au

Shareholders

Bronzewing Investments Pty Ltd

Paul Thomas Savage

Aquasol:



Directors

Paul Savage 0418874578 & paul.savage@aquasol.com.au

Shareholders

Paul Thomas Savage

Bronzewing Investments Pty Ltd:



Directors

Anthony Gangemi 0417913178 & tony@ggcorp.com.au
 Pino Gangemi 0417728200 & pino@ggcorp.com.au
 Frances Gangemi 0419046574 & francesgangemi@westnet.com.au

Shareholders

Pino Gangemi
 Frances Gangemi

2.6 Statutory Declaration from Company Directors Regarding Disqualification under the Corporations Act 2001 (Cwlth) from Managing Corporations.

Refer to Appendix C

2.7 Entity's Profile, Date of Foundation, History, Employee Numbers and a Description of the Entity's Core Activities.

WA Sewage:

[REDACTED]

main purpose to provide a waste water treatment solution for an area that currently has no sewer services available and probably will not have for another 30 or 40 years (according to Water Corporation).

[REDACTED]

[REDACTED]

[REDACTED]

Aquasol:

Aquasol was established in 1996 to supply a much needed service in the water and waste treatment industry. Initially a water management consulting company, Aquasol has specialised and expanded into the design and construction of Water, Treatment Plants and supply and manufacture of associated chemicals and consumables.

With 30 local staff based in Western Australia and Agents/Staff in VIC, SYD, QLD, Chile, USA and Indonesia we are expanding globally to fill a niche market offering our clients a complete package approach to water treatment solutions.

Our strategy of providing Concept to Completion service has enabled us to build relationships with our clients that have ensured our growth and capabilities.

Industry Experience

Industries which have utilised our expertise and products have included:

- Ferric Sulphate Clients –BHPB; Orica; Coogee Chemicals; Sigma Chemicals
- Pulp and Paper Processing Plants – Australian Plantation Export Co; Fulghum Industries SA; Hansol PI Bunbury
- Mining Operations - St Barbara Mines; Catalpa ; BHPB; Regis ; Citadel; Barrick; Pangea; Plutonic; Talison;
- Potable water supply, Sewerage and Effluent Treatment – Water Corp WA; Local Govt WA & Qld; ATCO Power
- Construction Industry Dewatering Plants – Mobile Dewatering; Pioneer Road Services;
- Food Processing Plants – Margaret River Dairy; Bartter Ind's; Inghams

Water Treatment Services

Aquasol specialise in all aspects of water treatment services, namely:

- Reverse Osmosis Systems
- Waste Water Treatment / Recycling
- Sewerage Treatment Plants
- Dewatering Plants
- Water Treatment Chemicals – Ferric Sulphate Facility (10,000 tonne per annum)
- Iron and Heavy Metal Removal
- Nitrogen Removal
- Electrolysis Chlorine Generation (offering a low cost alternative to liquid chlorine)

Innovation & New Process Developments

Aquasol is dedicated to new developments including the launch of a new chlorination system that uses electricity to generate chlorine from fresh water, avoiding using liquid chlorine or gas in water treatment systems.

Aquasol also developed patent pending an innovative and exciting new process to rapidly remove total nitrogen out of waste water in less than 1 minute contact time.

OHS and Environmental Policies:

Aquasol is Occupational Health and Safety compliant and have in place Environmental Policies and Procedures that are implemented throughout the company on all of our construction sites.

Bronzewing Investments Pty Ltd

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

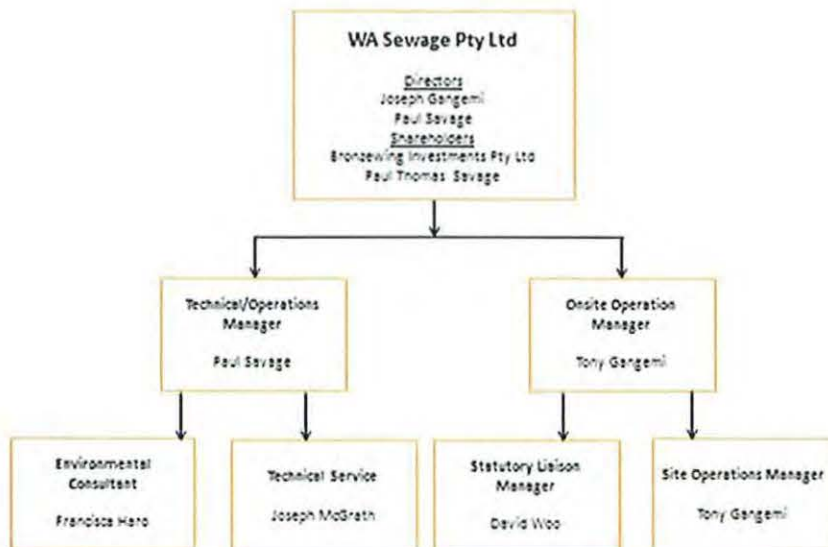
[REDACTED]

2.8 Associated and/or Controlled Entities.

[REDACTED]

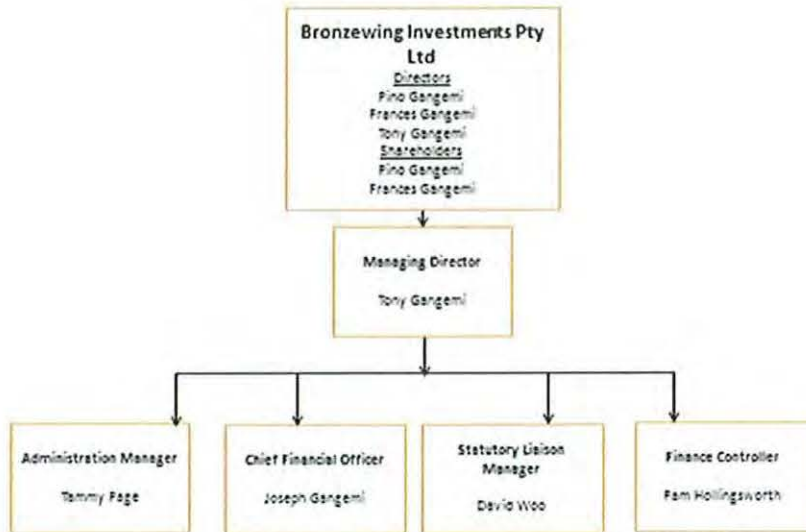
2.9 A Description that Specify any Degree of Control by Associated Entities over the Applicant and how that Control is Exercised. Application should include Detailed Information on any other Entity the Applicant intends to rely on to provide Staff, Services or Resources to the Licensed Service.

The structure for WA Sewage is as follows –



The associated entities of the above are –

Bronzewing Investments Pty Ltd



Directors

Anthony Gangemi 0417913178 & tony@ggcorp.com.au

Pino Gangemi 0417728200 & pino@ggcorp.com.au

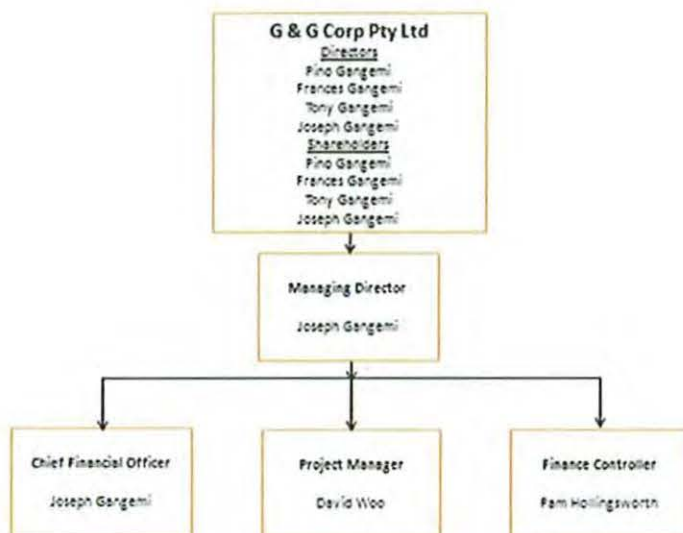
Frances Gangemi 0419046574 & francesgangemi@westnet.com.au

Shareholders

Pino Gangemi

Frances Gangemi

G & G Corp Pty Ltd



Directors

Anthony Gangemi	0408952200 & tony@ggcorp.com.au
Pino Gangemi	0417728200 & pino@ggcorp.com.au
Frances Gangemi	0419046574 & francesgangemi@westnet.com.au
Joseph Gangemi	0417913178 & joe@ggcorp.com.au

Shareholders

Pino Gangemi
 Frances Gangemi
 Anthony Gangemi
 Joseph Gangemi

Aquasol:



Directors

Paul Savage 0418874578 & paul.savage@aquasol.com.au

Shareholders

Paul Thomas Savage

3 FINANCIAL INFORMATION

- 3.1 The Most Recent Audited General Purpose Financial Report (with accounts) that Complies with the Australian Accounting Standards Board (AASB) Standards, including the Auditor's Report.**



Please refer to Appendix D for copies of the financial statements at 31 May 2012 and pro forma financial statements as at 30 September 2012.



- 3.2 Financial Reports for the Last Three Years, Which should be Provided together with the Auditor's Report, the Director's Report and the Director's(s) Declaration. In the case of new entities they must provide financial information to demonstrate they have the necessary financial capacity commensurate with their potential financial exposure.**

Please refer to 3.1 above.

- 3.3 In the Case of New Entities, Which Cannot Provide Financial and Auditor's Reports, Financial Information should be provided (such as interim accounts) to Demonstrate that they have an Acceptable Financial Standing/Capacity Commensurate with their Potential Financial Exposure.**

Refer to 3.1 above and the guarantee deed, financial report and statements of assets and liabilities contained in **Appendix D and E**.

- 3.4 If the Applicant is a Subsidiary Company, Audited General Purpose Financial Reports should be provided that Comply with the AASB Standards or AAS for the Parent Company(s) for the Past 3 Years.**

The Applicant is not a subsidiary company and therefore a General Purpose Financial Report for the Parent entity is not required.

- 3.5 A Copy of Documents Submitted to ASIC under Chapter 2M of the *Corporations Act 2001* (Cwlth) Over the Past Three Years.**

Please refer to the Company Statement contained at **Appendix F**

- 3.6 Evidence of Long and/or Short Term Credit Rating/s from a Ratings Agency.**

Not applicable as this information is not available.

- 3.7 A Description to the Extent to which any Financial Obligations of the Applicant are Guaranteed by Other Group Companies. A Copy of Guarantee Agreements should be attached to the Application.**

Not applicable. Please refer to 3.1 above and **Appendix A & D** and the Guarantee Deed and the Gangemi and Savage Group Assets and Liabilities.

- 3.8 The Contractual Arrangements (e.g. Alliance Contracts, Associate Contracts, Establishment Contracts) that Define Relationships within the Group including Shared Resources, Guarantees, Revenue Flows, Obligations and/or Responsibilities.**

Please refer to the Customer Service Contract the Maintenance Agreement and Essential Services Agreement at **Appendix G**.

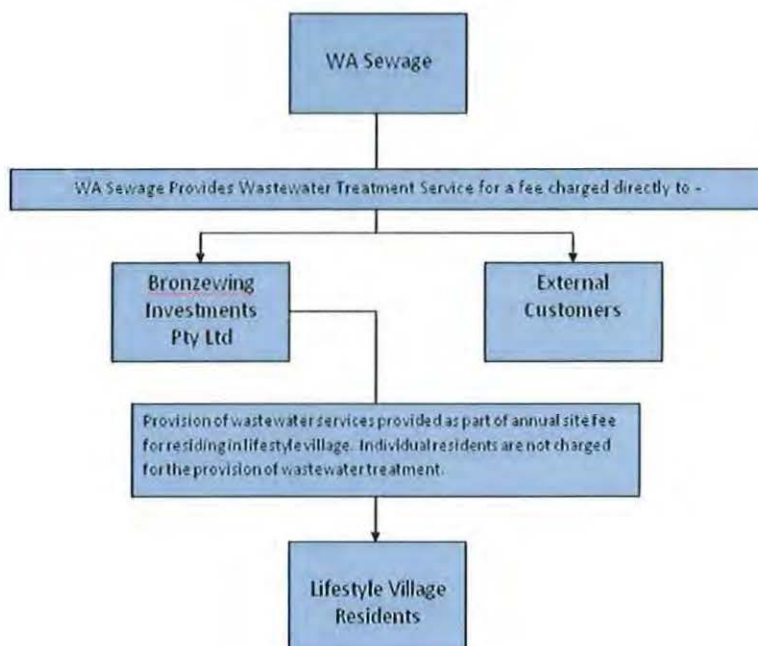
WA Sewage Pty Ltd will provide wastewater treatment services to Bronzewing Investments Pty Ltd for a fee

[REDACTED]

[REDACTED]

Aquasol will provide operational maintenance services to WA Sewage Pty Ltd in order to ensure that the waste water treatment plant operates efficiently and effectively to ensure that WA Sewage Pty Ltd is able to provide continuous and uninterrupted effluent reception, treatment and disposal services to Bronzewing Investments Pty Ltd

at its Caravan Park and Proposed Lifestyle Village at Lot 500 Midland Road Hazelmere and Lot 97 Adelaide Street Hazelmere.



3.9 A Written Declaration from an Independent Auditor or your Principal Financial Institution stating that:

- an insolvency official has not been appointed in respect of the business or any property of the business;
- no application or order has been made, or resolution has been passed or steps have been taken to pass a resolution, for the winding up or dissolution of the business; and
- the applicant is unaware of any other factor that would impede their ability to finance the activities required by the licence.

Please refer to certification by Ruthven Gangemi & Associates Certified Practising Accounts at **Appendix H**.

3.10 A Declaration is Required (where relevant) Specifying the Lenders Financing the Application Proposal and the Type of Funding Obtained including any Secured Funding, Mezzanine Debt, Vendor Finance or Venture Capital Obtained.

Bronzewing Investments Pty Ltd will provide –



[REDACTED]

Aquasol will provide –

- o technical expertise
- [REDACTED]

Bronzewing Investments Pty Ltd and Aquasol will provide –

[REDACTED]

3.11 Details of any Bank Guarantees.

Not applicable as there are no bank guarantees that relate to this project.

3.12 Evidence that the Applicant is able to Finance the Assets and Investment Necessary to Undertake the Activities to which the Licence Relates.

Please refer to 3.1-3.3 above.

3.13 Projected Revenue and Expenditure Figures for at least 5 Years, or the Life of the Project, for the Provision of Services Sufficient to Demonstrate the Financial Security and Feasibility for the Activities to Which the Licence Relates. This Forecast should highlight all Key Assumptions and Risks, Along with all Relevant Risk Management Strategies.

Please refer to **Appendix I** WA Sewage Commercial Viability Report prepared by Paxon Group dated February 2012 and contained in Appendix I

3.14 Evidence Including Third Party Comments Supporting the Past, Present and Future Financial Position of the Applicant.

Not applicable as WA Sewage Pty Ltd is a newly created entity however refer to 3.1 above together with Appendix E which contains both a guaranteed further funding

[REDACTED]

3.15 Copies of the Entity's Financial Policies, Including the Applicant's Accounting Policies, Internal and External Auditing Policies, Risk Management Policies and Internal Control Procedures.

Please refer to WA Sewage Financial Policies/Procedures and WA Sewage Risk Management Policy attached at **Appendix J**.

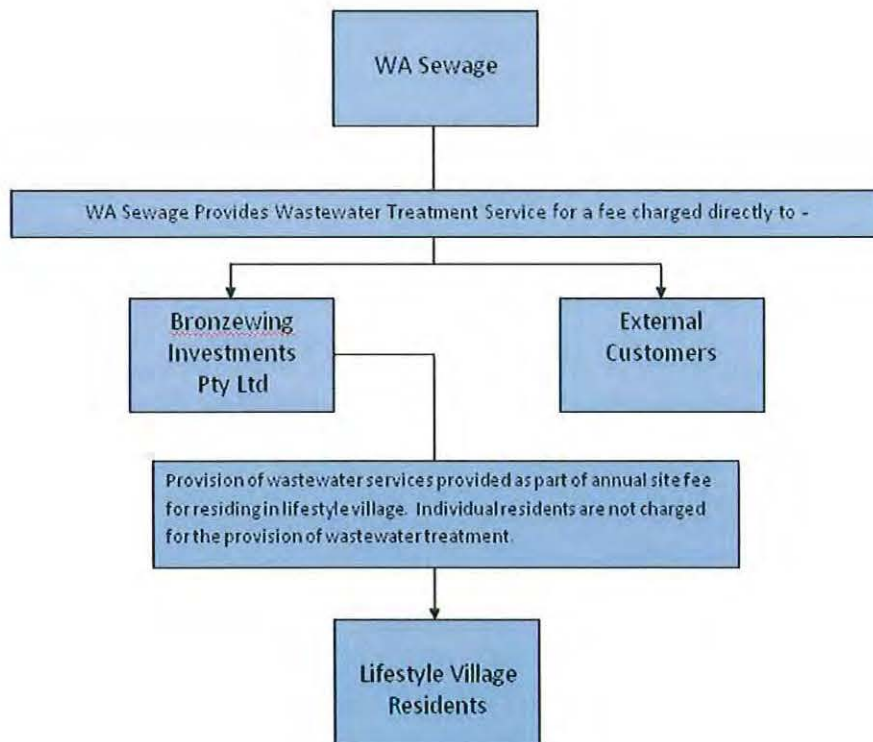
3.16 Where relevant, the Applicant's Pricing Policies, Methods and Procedures.

WA Sewage will review its pricing annually and otherwise as required. Pricing for services will be determined based on the cost of providing the service plus a reasonable profit margin. WA Sewage aims to provide the services at a lower cost than Water Corporation and believes that it can maintain this goal for the longer term.

3.17 The Intended Services and Markets and the Nature of the Business Activities to be undertaken by the Applicant.



Please refer to the diagram below -



4 TECHNICAL INFORMATION

4.1 A Description of the Physical Environment of the Proposed Activity and Its Immediate Vicinity, Including all Land and Areas Affected by the Proposed Application.

The site is located on Midland Road, Hazelmere encompassing two (2) lots with similar site characteristics.

Lot 500: comprises the existing Banksia Tourist Park and located at 219 Midland Road Hazelmere which is generally surrounded by rural properties, a golf course and open space. At present, the area consists of approximately 184 caravan park sites, for future purposes the property is capable of accommodating up to 250 homes.

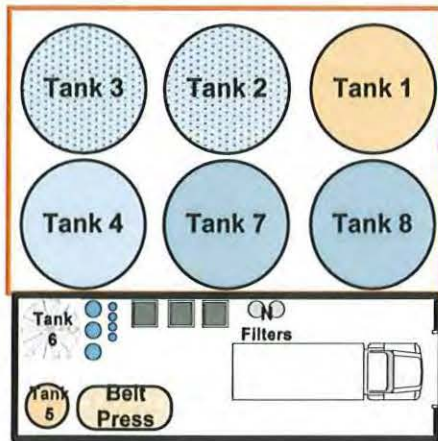
Lot 97: is surrounded by rural properties, a golf course, Banksia Tourist Park to the north and open space. The property has received development approval for 130 park homes and associated facilities.

Most of the site has been extensively cleared, however there are some pockets of vegetation, generally flat and comparatively low lying but features some remnant sandy ridges and knolls.

CONTEXTUAL PLAN



The plant location will be on the southern section of lot 500 where there is also an existing effluent pond that services the existing caravan park. Small areas of soft landscaping are observed throughout the site with thick scattered trees and mid dense canopy.



Water Treatment Plant



Location on lot 500

After treatment, water will be reused for irrigation on the surrounding areas. The recycled water will be treated to the required quality before it is discharged to the receiving environment. Treatment and processing will be to health and environmental requirements detailed in approvals from the Department of Environment and Conservation; and the Department of Health.

4.2 A Description of the Relevant Supply Infrastructure and Any Interconnected Infrastructure Systems.

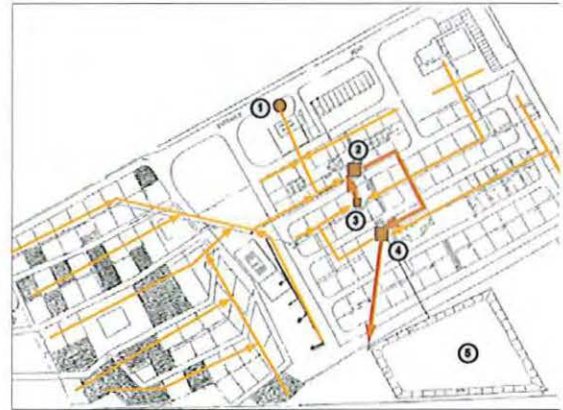
The WWTP will accept sewage from the Lifestyle Village and existing Caravan Park. Waste water will be treated and used for irrigation on Lots 500 and 97.

Sewage collection system on both lots will send sewage to the treatment plant through the pipe line route as detailed below:

Lot 97



Lot 500



[REDACTED]

[REDACTED]

[REDACTED]

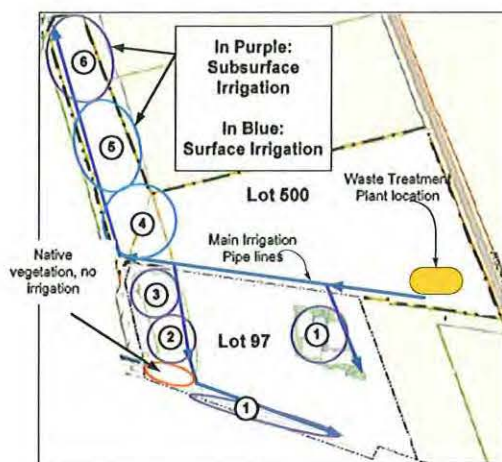
4.5 A Description of the Service System (note: Electricity Measured in MW, Gas Measured in Terajoules and Water Measured in ML).

The project will treat grey and black water from a Lifestyle Village of 350 up to 400 houses,

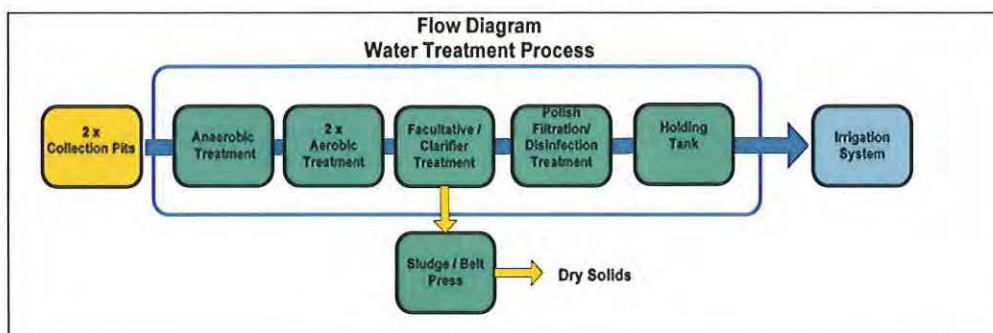
Connection to sewage must be provided for all park homes within the Village (ie. for lots 500 and 97)

Sewage will be treated to provide treated effluent which will be used to irrigate areas within the non-habitable part of the village.

The irrigation system will be divided in six (6) zones and the different irrigation zones will be operated sequentially to assist in over irrigating particular irrigation areas.



System will be a tertiary passing through 5 stages before irrigation.



Treatment stages are:

For wastewater:

Anaerobic Treatment → 2 x Biological Aeration → Facultative / Clarifier ** → Polish → Filtration System → Holding Stage → Disinfection → Irrigation.

For Sludge, after facultative tank:

→ **Sludge Clarification → Belt Press → Sludge Removal

Wastewater Treatment plant will be automatic, requiring some maintenance replace chemical, compile data logged information and samplings.

4.6 If the Applicant Proposes to Provide Water Services, Provide a Copy of the Applicant's Customer Service Charter.

See "Customer Service Charter" at Appendix K.

4.7 Where Applicable, Provide Evidence of a Commitment to Remain or Become a Member of an Approved Ombudsman Scheme and to be bound by any Decisions of such an Ombudsman (applies to Electricity and Gas Retail, Trading and Distribution Licences).

Not applicable as this is a Water Services Application.

4.8 Where Applicable, Provide Evidence of Compliance with Relevant Supply Industry Methods, Quality, Standards and Codes Including Compliance with Relevant Consumer Protection Arrangements including:

The terms and conditions of any proposed standard customer contract.

Refer to the Customer Service Contract at Appendix G.

A description on how customer accounts will be managed.

Refer to the Customer Service Contract at Appendix G and the Customer Service Charter at Appendix K.

Provide details on customer information provision policies (e.g. tariffs, fees and charges), customer service charters, customer consultation processes, account enquiries processes, payment arrangements and hardship policies and procedures, complaints and dispute resolution processes, account termination procedures and customer performance measures.

Refer to the Customer Service Contract at Appendix G and the Customer Service Charter at Appendix K.

Provide information on the customer information management systems used by the applicant.

We will utilise MYOB Accounting Software to manage our customer database and accounts receivable/payable.

A description and written evidence of environmental, planning and public health approvals, permits or licences.

WA Sewage has submitted an Application for a Works Approval to the Department of Environment and Conservation (DEC). It has also separately submitted an Application for Recycled Water Quality Management Plant associated with waste water treatment and recycling system to the Department of Health (DOH) for approval.

To date, DEC have assessed the application and have identified some issues which WA Sewage is currently working through. The issues are not major and can be overcome with additional supporting information to be provided back to DEC. Our environmental consultants are currently working through those issues and will be able to provide the additional information to DEC within the next four weeks.

In relation to feedback from DOH, WA sewage have yet to receive any formal feedback from that authority. WA Sewage hope to receive DOH's feedback soon as the application has been prepared in consultation with and appropriate input from DOH previously.

The decisions of both DEC and DOH can be provided as soon as they are at hand. Refer to Appendix M.

4.9 A Detailed Construction Schedule of all Proposed Construction Activities Including Proposed Commencement and Completion Dates of the Construction Activities and Commissioning of Works. Construction Activities Must Specify the Location of Any Areas to be Temporarily or Permanently Affected by Such Activities

Total timeframe for construction will be approximately three and a half months.

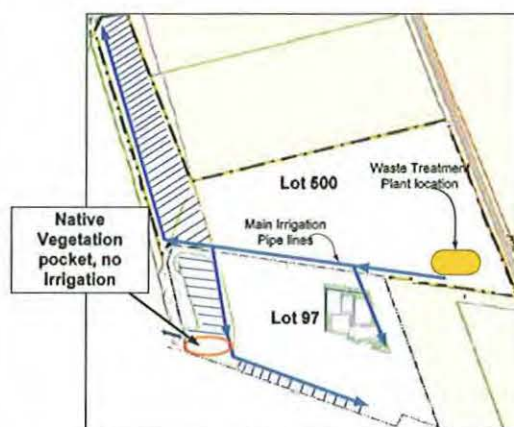
AQUASOL Site Identification: WA Sewage, Waste Water & Recycle System Time Frame for Construction																
KEY PERFORMANCE INDICATORS																
1 Water Production																
2 Reliability																
3 Quality																
	Month 1				Month 2				Month 3				Month 4			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
PROJECT SCHEDULE																
Parts Fabrication off site																
Tank + Pipe Work Installations																
Shed Installation																
Electroval Install																
Hydrostatic Testing																
Irrigation System																
Commissioning																

**** Dates of commencement will depend on the approval process**

Construction Activities Proposed:

Waste Water Treatment Plant on lot 500

Irrigation System and Pipe Lines



4.10 A Description of the Applicant's Prior Experience and/or Appropriate Training Related to the Nature of the Proposed Activity.

Aquasol, on behalf of WA Sewage, will manage all aspects of the Waste Water Treatment Plant. Aquasol's previous experience in similar projects include:

- National Lifestyle Villages Tuart Lakes, Rockingham; Waste Water Treatment and Recycling System Plant, 113[m³/day]. DoH, DEC, ERA approved.
- Parry House, Retirement Centre Lesmurdie; Waste Water Treatment and Recycling System Plant, 11.7[m³/day].
- Catalpa Resources, Westonia Village Sewage Waste Water Recycle System, 50[m³/day].
- Greenstone Resources Corporation, Siana Gold project, Waste Water Treatment Plant, Philippines, 40[m³/day].

4.11 A Listing of the Key Personnel Used to Install and/or Operate and/or Maintain the Supply of Water Services with a Summary of the Key Qualifications of the Key Personnel

Aquasol's Key Professional Personnel

	<p>Paul Savage</p> <ul style="list-style-type: none"> • Technical Director • Bachelor App Sc – Chem Tech – Queensland University of Technology • 26 years experience in Water Industry • 14 years experience designing / building Waste Water Recycle Equipment such as Aerobic Treatment Plants, ASR,SBR, DAF/IAF, Clarifiers, Reverse Osmosis Units, and Ozone systems. • Basic PLC program skills, Basic computer program skills • Minor language skills Indonesian, Mandarin, Spanish
	<p>Patrick Burgers</p> <ul style="list-style-type: none"> • Electrical Process Control Manager • 20 years experience in process control, qualified A Class Electrician. • Programmer in 7 languages for PLC, HMI, PFC, computer

	<ul style="list-style-type: none"> • Familiar with NHP, GE, Hitachi, Delta, Siemens, Allen Bradley • Electrical design drafting • Trained in Europe, Multilingual 6 languages, Dutch, German, French, Polish, Russian, English
	<p>Andrew Mortlock</p> <ul style="list-style-type: none"> • 3 years experience with Aquasol as Technical Manager • 2 years with Alldos (Now Grundfos) as Technical Manager for Dosing / Analyser Equipment • 10 Years experience with Aquarius Technologies as Technical Manager for Dosing / Analyser Equipment • Trained in PLC programming Block and ladder languages. • Formal electronics qualifications obtained with Royal Australian Navy
	<p>Francisca Haro</p> <ul style="list-style-type: none"> • Technical Consultant • BSc Civil and Environmental Engineer Trained in Chile • Water Treatment Engineer 1yr experience • Multilingual English, Spanish etc.
	<p>Mavondo Hlophe</p> <ul style="list-style-type: none"> • Production Manager • South African trained BSc Chem Eng, currently studying MSc Chem Eng in Perth • Responsible for Chemical Production, Process Design • Water Treatment Service and design experience 2 years
	<p>Pili Lydiate</p> <ul style="list-style-type: none"> • Commercial Manager • Responsible for Admin, HR, Safety, Internal Sales, Distribution • Bilingual- English , Spanish

4.12 The applicant's policy on the use of sub-contractors.

No subcontractors will be used.

4.13 Details of Any Relevant Licences or Approvals held by the Applicant for the Supply of Water Services in Western Australia or Elsewhere.

DEC - application submitted and assessment in progress

DoH - application submitted and assessment in progress

4.14 If the Applicant intends to rely on another Entity to provide Staff and Resources, the Applicant should provide a Summary of the Relationship between the Applicant and this Entity. This should include Evidence of Agreements to provide Services and a Summary of this other Entity's Experience In and Knowledge of the Industry and Technical Capacity to meet the Relevant Requirements of the Licence.

The applicant does not intend to rely on another entity to provide staff and resources.

4.15 A Detailed Description of the Asset Management System is Required and Including:

- *The measures to be taken by the applicant for the proper maintenance of assets used in the provision of water services and for undertaking maintenance and operation of any works.*

Refer to **Appendix G** – WA Sewage Pty Ltd/Aquasol Maintenance Agreement.

- *A description of the existing or proposed asset registers, risk assessments, asset management plans, quality management systems, construction standards, maintenance manuals/plans/schedules, asset management information systems and data management.*

Please refer to **Appendix L** – WA Sewage Risk Assessment Policy and **Appendix G** - “WA Sewage – Standards, Construction and Specifications” – WA Sewage Maintenance Agreement.

It is to noted that the Applicant in developing the Waste Water Treatment System has considered Table 1 Appendix 16 of the ERA Audit Guidelines Electricity, Gas and Water Licences August 2010 and will ensure that its Asset Management System considers the key processes and outcomes identified in that document.

4.16 Other Licences

The Applicant nor its Associates do not hold any equivalent Licences.

5 PUBLIC INTEREST INFORMATION

5.1 Environmental Considerations

The Western Australian Department of Health (DoH) and the Department of Environment and Conservation (DEC) Environmental guidelines and requirements have been followed.

The proposal meets environmental criteria in developing a lifestyle village in a manner that is compatible with existing land uses, and which does not have a detrimental impact on the environment or the amenity of the locality. This is achieved through a range of initiatives for which both the state and federal governments environmental authorities have given their approvals.

DoH ensure that irrigation water complies with health standards for human exposure for all irrigation areas thus minimizing health risks associated with the Project. In addition the Applicant has full control of the operation of the plant (alarms and contingency plans).

WA Sewage has submitted relevant applications to both authorities and those applications are currently being assessed.

5.2 Social Welfare and Equity Considerations including Community Service Obligations

Over the past two years, Perth and Peel Regions have seen the closures of several caravan parks for a number of reasons, inter-alia, rising land values and urbanisation pressure. Consequently, many residents in the lower income demographic have been affected and displaced.

In the absence of an alternative affordable housing accommodation being offered to the market place, many of these residents are likely to rely on public housing resulting in a longer waiting list by all. This in the context funding pressures encountered by government agencies, the issue of affordable housing will continue to be a challenging issue for the government and the Department of Housing specifically.

Bronzewing Investments Pty Ltd will be able to provide an affordable housing product only with the use of an alternative wastewater treatment package for the lifestyle village development that would otherwise be impossible given the unavailability of sewer services in the Hazelmere locality for quite sometime.

The ability to overcome the sewer service issue will allow the lifestyle village development to become a reality, thus enabling the displaced and other ageing residents to find an alternative affordable housing outside of the standard house and land package that Perth has become accustomed to.

5.3 Economic and Regional Development Factors, Including Employment

The lifestyle village development together with village facilities and the construction of the proposed Wastewater Treatment Plant will generate economic activity for the local and state economy. In addition, the economic spin off from the completed development (with a village population of 610 persons) will be significant in the medium to long term directly contributing to the Hazelmere and surrounding localities including Midland.

The development will have a multiplier effect of generating employment, and create demand for retail, medical and transport services.

5.4 The Interests of Consumers Generally or of a Class of Customers

The Wastewater Treatment Plant is a significant and critical equation of the lifestyle village development. The Waste Water Treatment Plant assists facilitating development of a solution for the Perth ageing population and other displaced residents from caravan parks closure to secure an affordable and appropriate housing options that would otherwise not be possible. The lack of sewer services in the Hazelmere locality effectively prohibits development of the area unless an alternative innovative solution is identified.

The proposal enables a [REDACTED] to be established and entered into with the village residents. This enables an affordable housing product that is otherwise unattainable.

Residents are provided with readily accessible to a wide range of onsite facilities and amenities including a village bus to transport residents to social events, medical and shopping. This will meet the residents essential service needs in an economically and socially sustainable way.

Residents including those displaced from other caravan parks are able to enjoy a long term tenure in a location that is not subject to urbanisation pressure. This will provide tenure certainty and affordability to residents offering maximum security allowing the ageing population to live in dignity;

5.5 The Interests of any Licensee, or Applicant for a Licence, in Respect of the Area or Areas to which the Order, if made, would Apply.

The Waste Water Treatment Plant is proposed to service only Lots 97 and 500 at this stage. Hence it serves the interest of Bronzewing Investments Pty Ltd and any resident that within the lifestyle village.

5.6 The Importance of Competition in Electricity, Gas or Water Supply Markets.

The lack of sewer services in the Hazelmere locality means that connection to the municipal sewer network several kilometres away from Maida Vale would require a significant capital outlay effectively making the lifestyle village development project unviable.

Provision of a Wastewater Treatment Plant through WA Sewage would significantly reduce the cost burden, thus allowing the village development to be possible.

WA Sewage can offer a secure reliable and financially sustainable solution to the aging population that is otherwise not available. Currently we can offer sewer services at more than [REDACTED] the equivalent service through the Watercorp.

5.7 The Policy Objectives of Government in Relation to the Supply of Electricity Gas or Water Services including that which is not Limited to Providing Safe Reliable Service

The Government has a Sewerage Policy for land development in the Perth Metropolitan Region. It recognises that reticulated sewerage remains the most reliable and environmentally acceptable means of wastewater disposal. However, the Policy also recognised that improvements in technology associated with onsite wastewater treatment playing a significant role in the urban fabric where sewer services are simply unavailable. The Policy provides for special conditions exist to facilitate development including infill areas, isolated areas and large lot where sewer connection is not possible and economically unviable.

Both the City of Swan and the Western Australian Planning Commission have approved a development proposal for a lifestyle village and associated facilities at lot 97. In relation to the municipal sewer connection for the development, the nearest sewer connection point is at least 3 kilometres away in Maida Vale. According to the Water Corporation, the infrastructure construction cost will be prohibitive and bringing sewer to the Hazelmere locality is unlikely to occur for another 30-40 years. On this basis, providing a safe reliable service through the standard reticulated sewerage methodology cannot be guaranteed.

Onsite waste water treatment and disposal will be a more practical short to medium term solution, and will require the approval of the Department of Health and the Economic Regulation Authority.

5.8 Any Other Matters Considered Appropriate and Relevant which may Impact on the Public Interest.

The Gangemi Family/Bronzewing Investments Pty Ltd/G & G Corp is committed through WA Sewage to developing villages and caravan parks with a quadruple bottom line. They are socially, financially and environmentally sustainable, with ongoing appropriate governance to ensure continuing success. Bronzewing Investments Pty Ltd has the experience and structures of governance in place and retains ownership and management of the entire site. It is therefore able to undertake a significantly greater level of sustainable development than in a conventional suburb with multiple ownerships. This will ensure public interest is protected.

Social

The social structure of the village is highly supportive without being intrusive. Residents have the privacy of their homes and sheltered outdoor spaces for relaxation or entertaining family and friends. They also have all of the community facilities to use and socialise in – the sporting facilities, swimming pool, games room, art and crafts room, the workshop, the clubhouse and meeting rooms. It is not like a traditional suburb – there is a relaxed care and concern for others, a friendship and camaraderie that promotes respect and dignity. Significantly the lifestyle village environment is particularly appealing to the ageing population who reside in their family home and are seeking to down size without having to move out of the locality they are familiar with. Remaining within their existing locality and maintaining a familiar environment allows the ageing population to maintain contact with their friends, children and grand children, thus promoting an inter-generational interactions enhancing public interest.

Bronzewing Investments Pty Ltd aims to create sustainable communities, not just housing. This socially supportive atmosphere is a major reason people choose to live in a lifestyle environment.

Economic

This innovative approach to housing provision enables the purchase and sale of the dwellings, but not the land it sits on. By removing the land component cost through the use of a long term lease [REDACTED] of the land means that a lower entry price can be provided and thus making housing more affordable. It is envisaged that starting prices for new homes will be from [REDACTED] which means that residents with equity in their family homes can usually sell the family home, buy a new home in the village and put a significant surplus in the bank to finance their forthcoming retirement.

Strong management together with a long term lease means that home values will be preserved over an extended period of time and in our experience home values increase over time. The model has proven to be entirely sustainable and has received wide acceptance in the market – providing an affordable, appropriate and dignified living situation.

5.9 The Public Health Consideration in Relation to the Provision of Safe Drinking Water Supply

Reticulated water through connection to a Watercorp water service will be provided hence this section is not applicable.

6. CONCLUSION

Over the past 12 months, Bronzewing Investments Pty Ltd together with G & G Corp Pty Ltd staff have worked hard with a number of government agencies satisfying a number of conditions together with investing substantial funds to progress this development. The lack of availability of sewer in the foothills area has led to Bronzewing to seek an alternative sewer service in the form of an alternative waste water treatment and recycling system in order to progress the lifestyle village development.

Bronzewing has received development approval for 130 park homes, a clubhouse and associated village facilities.

The Hazelmere site encompasses the existing Banksia Tourist Park and the approved lifestyle village for 130 park homes. The Hazelmere site currently has no sewer services available. The existing Banksia Tourist Park is serviced by an existing open pond aerobic waste treatment system previously approved by the City of Swan and the Department of Health.

Connection to the municipal sewer network is not feasible and financially will jeopardise the development. WA Sewage wishes to provide sewerage services to the residential lifestyle village called "Freedom Lifestyle Village" in Hazelmere. The proposal includes the operation of a Wastewater Treatment Plant and associated infrastructure, to service upto 400 park homes.

Appendices

- Appendix A - Letters of support Hillview Golf Course and Jan Franz
Copy of WAPC Approval
- Appendix B - WA Sewage Pty Ltd Certificate of Registration
WA Sewage Pty Ltd Company Constitution
- Appendix C - Statutory Declarations Paul Savage and Joseph Gangemi
- Appendix D - WA Sewage Pty Ltd Financial Statements as at 31 May
2012 and Pro Forma Financial Statements as at 30
September 2012
- Appendix E - Statement of Assets and Liabilities Gangemi Group and
Savage Group
- Appendix F - WA Sewage Pty Ltd Company Extract
- Appendix G - WA Sewage Customer Service Contract, WA Sewage Pty
Ltd and Aquasol Maintenance Agreement, WA Sewage Pty
Ltd and Bronzewing Investments Pty Ltd Sewer Service
Contract, WA Sewage Standards of Construction and
Specifications
- Appendix H - Letter from Ruthven Gangemi & Associates Accountants
CPA confirming WA Sewage Pty Ltd Solvency
- Appendix I - Paxon Group Commercial Viability Report
- Appendix J - WA Sewage Pty Ltd Financial Procedure's and Policies
- Appendix K - WA Sewage Pty Ltd Customer Service Charter
- Appendix L - WA Sewage Pty Ltd Risk Management Policies
- Appendix M - DEC and DOH Approvals